

120 South Ridge Drive SW
Medicine Hat, Alberta

MLS # A2278741



\$234,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	789 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed

Ideal starter or revenue property! This affordable, well-maintained home is conveniently located close to shopping, schools, parks, the college, and the Teepee. This unique 4-level split offers a bright and spacious layout. The main living room features vaulted ceilings and provides ample space for both relaxing and dining. Just a few steps up, you'll find a generous primary bedroom and a newly updated 4-piece bathroom. The third level offers two additional bedrooms and a well-appointed 3-piece bathroom. The fully developed basement includes a laundry area and a spacious family room, perfect for added living space. Outside, enjoy a fully fenced backyard with a storage shed, plus rear parking for added convenience. A great opportunity. Call today!